Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

NOTICE OF PREPARATION
AND
NOTICE OF SCOPING MEETING

DATE: November 19, 2012

PROJECT TITLE: The Malibu Institute – Project No. TR071735
Vesting Tentative Tract Map No. 071735
Conditional Use Permit No. 201100122
Parking Permit No. 201100005
Environmental Review No. 201100192

PROJECT ADDRESS: 901 Encinal Canyon Road
Malibu, California 90265

PROJECT APPLICANT: The Malibu Institute
901 Encinal Canyon Road
Malibu, California 90265

CEQA LEAD AGENCY: County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, California 90012

The County of Los Angeles is the lead agency and will prepare an Environmental Impact Report (EIR) for the Project identified below. In compliance with Section 15082 of the California Environmental Quality Act (CEQA) Guidelines, the County of Los Angeles is sending this Notice of Preparation (NOP) to each responsible agency, interested parties and federal agencies involved in approving the Project and to trustee agencies responsible for natural resources affected by the Project. Within 30 days after receiving the Notice of Preparation, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information related to that agency's area of statutory responsibility.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory authority with respect to the Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

PROJECT LOCATION AND ENVIRONMENTAL SETTING

The Project site is located at 901 Encinal Canyon Road, within the unincorporated Malibu area of Los Angeles County. Regionally, the site is located in the western portion of the Santa Monica Mountains approximately forty-five miles west of downtown Los Angeles. Locally, the Project site is situated northwest of the city of Malibu, and south of the cities of Thousand Oaks and Westlake Village in a rural area of the Santa Monica Mountains lying south of the primary east-west ridgeline. Portions of the Project site located south of Mulholland Highway also fall within the Coastal Zone as defined by the California Coastal Act.

Adjacent land uses are primarily undeveloped private and public lands with large lot rural residential development common along the northern and western boundaries.

The Project site is comprised of an irregularly shaped assemblage of 29 irregularly shaped parcels that total approximately 650 acres, spanning from Encinal Canyon Road on the south to the intersection of Mulholland Drive and Westlake Boulevard on the north.

Existing development on the Project site consists of the Malibu Golf Club, a public 18-hole golf course with supporting amenities constructed in the early 1970s. Other facilities on the Project site include a clubhouse, restaurant/bar, snack shop, pro-shop, maintenance facilities, and two surface parking lots and associated driveways, which are all located in the central and southern regions of the Project site. Much of the golf course area is planted with non-native and ornamental plant species. The remainder of the Project site consists of areas of native vegetation. Several areas adjacent to the golf course have been graded in the past in connection with various development phases of the golf course.

PROJECT SUMMARY

The Malibu Institute (Applicant) proposes to create a sports-oriented educational retreat affiliated with the University of Southern California to complement a remodeled 18-hole golf course on a 650-acre property currently operated as the Malibu Golf Club in the unincorporated Malibu area of Los Angeles County. The Project would provide for the development of educational and meeting facilities (48,164 square feet), along with visitor-serving overnight accommodations consisting of 40 bungalow structures (109,140 square feet), a clubhouse (30,147 square feet), golf pro shop and grill (12,104 square feet), and support facilities including a maintenance building (10,500 square feet), warehouse (4,623 square feet), a golf cart storage barn (9,162 square feet), and a security/information building (447 square feet), all located within the previously disturbed area of the Malibu Golf Club. The Project would include 224,287 square feet of structures, which would include the reuse and remodel of the existing 12,475 square foot clubhouse and cart barn as part of the Institute building and the removal of 11,160 square feet of existing structures, for a total increase of 200,652 square feet of structures on the Project site. An existing 875 square foot guesthouse located on the northern portion of the property would be retained by the proposed Project for use as a caretakers' residence. The Malibu Institute would be open year-round for education-oriented conferences, and with overnight accommodations would operate 24 hours per day; however, meetings would take place predominantly during regular business hours. The redesigned golf course would continue to operate as a public golf facility, as well as being available to guests of the Malibu Institute.

Project Development

All construction activity would occur within the area previously disturbed during development of the Malibu Golf Club in the 1970s. The Project would remodel the existing 18-hole public golf course using an environmentally sensitive design, including sand-capping the fairways, a "smart" irrigation system, and new generation drought-tolerant grasses. These measures would reduce water consumption for irrigation of the golf course by approximately 35%. The 18-hole golf course layout would be reconfigured using the acreage of 17 of the existing holes on approximately 107 acres of the existing 118-acre existing golf course, with the turf area reduced to approximately 62 acres. The Applicant would remove approximately 1,590 non-native species of trees planted during the original construction of the golf course, and would re-vegetate areas surrounding the golf course with drought-tolerant, native species of grasses, shrubs, and trees, including oaks and sycamores, that would require no irrigation and would create a landscape pallet more consistent with the character and habitat of the Santa Monica Mountains. The Project does not propose to remove any protected oak trees or encroach into any oak tree protection zones. By clustering development of the buildings and accommodations on approximately 20 acres and the remodeled golf course on 107 acres in the southern portion of the 650-acre property, over 450 acres of native coastal scrub and chaparral, including oak woodland forest, would be left undisturbed and become permanently dedicated open space. Grading for buildout of the Project would consist of approximately 120,000 cubic yards of cut and 120,000 cubic yards of fill, which would be balanced onsite. No import or export of fill material would be required.

Green Building Features

The Project would incorporate many "green" features. The Institute building, which would contain the educational and meeting facilities, would use the building footprint, foundation and infrastructure of the existing clubhouse and cart barn. The Project would replace over 185,000 square feet of existing non-pervious parking lots and cart paths with pervious material to allow infiltration of storm water and improve water quality. The buildings and accommodations would incorporate sustainable and green design with the goal of achieving LEED™ Platinum certification (or equivalent) for all buildings on the property. Design features also would include green roofs on many of the Project buildings, the use of color and shade structures to reduce the heat island effect, charging stations for electric vehicles, the use of highly efficient geothermal HVAC equipment, and the use of native, drought-tolerant landscaping, and the use of a shuttle van or bus service for larger groups visiting the Project. Water conservation and design features would include low flow/ultra low-flow fixtures, energy star appliances, and the use of drip irrigation systems. The Project would use photovoltaic panels over shade structures in the expanded surface parking area to generate most of the energy needs for the Project and would replace existing outdoor overhead parking lot lighting, which currently can be seen from off-site, with lighting complying with Dark Skies initiatives and the County's Rural Lighting Outdoor Lighting District Ordinance. The Project would incorporate a recycling program as part of its operations as well as additional sustainability features from the County's Green Building Ordinance, Low Impact Development Ordinance, and Drought Tolerant Landscaping Ordinance. Finally, the Project would remove multiple septic tanks throughout the property and install an on-site wastewater treatment and recycling system, providing effluent treatment meeting Title 22 standards for reuse as irrigation for the remodeled golf course.

Access, Circulation & Parking Facilities

The Project would include modification and construction of existing and new roadways and parking areas and visitor circulation improvements on the Project site to provide access to each of the Project components. Primary access to the Institute would continue to be from Encinal Canyon Road via Clubhouse Drive. Internally, Trancas Lakes Drive would provide access to the guest parking area located in close proximity to all of the proposed facilities, and a network of internal walkways and paths would promote circulation among the various facilities of the Malibu Institute by foot or electric cart. Externally, the Malibu Institute would generate approximately 314 Average Daily Trips (ADT) on area roadways, including 11 A.M peak hour trips and 18 P.M. peak hour trips, as estimated by a traffic study prepared for the Project. These trips would be predominantly distributed along Kanan Road to the north and south, from Encinal Canyon Road, with some minor increases associated with Decker Canyon Road. Additional study will determine if the Level of Service of any affected roadways or intersections would be significantly impacted based on County standards. The Project would provide shuttle service from neighboring airports, including Los Angeles International Airport and Burbank Airport, which would reduce the ADT on area roads as well as reduce the Project's parking demands.

To ensure there is ample parking, and to comply with County development standards, the Project would provide 387 parking spaces, which would be more than the 378 total parking spaces required by the Los Angeles County Code based on the proposed uses. Although the Malibu Institute would satisfy Code-required parking for the entire Project, in order to cluster the buildings in the southern portion of the 650-acre property and allow the dedication of over 450 acres of permanent open space, the Project cannot satisfy Code-required parking on each respective lot, and, instead would provide centralized parking to be shared between lots. Pursuant to Los Angles County Zoning Code section 22.56.990, projects proposing a parking arrangement different than the parking requirements of County Code section 22.52 require a parking permit. Therefore, the Applicant is requesting a parking permit to authorize the use of shared parking between lots on the property. No tandem or compact spaces are proposed to meet Code-required parking.

ENTITLEMENT REQUIREMENTS AND DISCRETIONARY APPROVALS

The following is a list of applicable discretionary approvals required for development and use of the Project site:

- Certification of an Environmental Impact Report;
- Approval of a Vesting Tentative Tract Map No. 71735 with 28 lots with 5 lots containing the Project development and 23 lots dedicated as permanent open space;
- Approval of Conditional Use Permit No. 201100122 to authorize the following: (1) development of the Malibu Institute project, and operation of a sports-oriented educational retreat affiliated with the University of Southern California, on a 650-acre property currently operated as the 18-hole Malibu Golf Club. The Project would consist of educational and meeting facilities, overnight visitor-serving accommodations in 40 bungalows, a restaurant/lounge, a warehouse, a cart storage building, a clubhouse with a spa and pool, a pro shop, and a maintenance building. The Project would allow the remodeling and continued use of the property for operation of the public 18-hole golf course; (2) the continued sale of alcoholic beverages for on-site consumption; (3) on-site grading of 120,000 cubic yards of cut and 120,000 cubic yards of fill, which would be balanced on-site with no import or export of fill material; (4) the continued use and operation of a helipad (to be relocated) in the R-R zone; (5) a caretaker residence in the R-R-1 zone and (6) the construction and use of a new water tank and associated water line to replace the existing 100,000 gallon water tank on the Project site.
- Approval of a Parking Permit to authorize the use of shared parking of 387 parking spaces on-site.
- Approval of a Fuel Modification Plan from the Los Angeles County Fire Department;
- Approval of a Coastal Development Permit from the California Coastal Commission for development of the Project in the California Coastal Zone;
- Issuance of a Streambed Alteration Agreement from the California Department of Fish and Game pursuant to Fish and Game Code Section 1603;
- Issuance of a U.S. Army Corps of Engineers Nationwide Permit pursuant to Clean Water Act Section 404;
- Issuance of a Water Quality Certification from the Regional Water Quality Control Board pursuant to Clean Water Act Section 401;
- Issuance of Waste Discharge Requirements and Waste Reclamation Requirements from the Regional Water Quality Control Board for operation of an onsite wastewater system;
- Approval by the Los Angeles County Local Agency Formation Commission (LAFCO) of a community services district to maintain the onsite wastewater system and the permanently dedicated open space.
- Additional County and other governmental actions as may be determined necessary.

AREAS OF POTENTIAL ENVIRONMENTAL IMPACTS TO BE ANALYZED IN THE EIR

The Department of Regional Planning has determined by way of an Initial Study (see attached Initial Study) that an Environmental Impact Report (EIR) is necessary for the Project. The areas of potential environmental impact to be addressed in the EIR will include at least the following (see attached Initial Study):

Potential Hazards

- Geotechnical Hazards
- Flood Hazards
- Fire Hazards
- Noise Hazards

Potential Impacts to Resources

- Water Quality
- Air Quality
- Greenhouse Gas Emissions
- Biota
- Cultural Resources
- Visual Resources

Potential Impacts on Services

- Traffic/Access
- Sewage Disposal
- Fire/Sheriff Services
- Utilities

Other Potential Impacts

- Environmental Safety
- Land Use
- Population/Housing/Employment/Recreation
- Mandatory Findings

To provide a complete record of the County's environmental decision-making, environmental issues that do not rise to the level of significant impacts will be addressed in the EIR in a separate section entitled "Impacts Found to be Less than Significant"

In addition to evaluating the potential effects of the Project, the EIR will analyze a full range of Project alternatives, including, but not necessarily restricted to a "no Project" alternative and an alternative site plan.

NOTICE OF PREPARATION REVIEW AND COMMENTS

The review period for the NOP will be from November 21, 2012 to December 24, 2012.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but not later than December 24, 2012. Please direct all written comments to the following address. In your written response, please include the name of a contact person in your agency.

Carolina Blengini
Regional Planner
Special Projects Section
Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012
Tel: 213-974-1522
Fax: 213-626-0434
Email: cblengini@planning.lacounty.gov

SCOPING MEETING

To assist in local participation, a Scoping Meeting will be held to present the Project and to solicit suggestions from the public and responsible agencies on the content of the draft EIR. This meeting will be held at the Malibu Golf Club, located at 901 Encinal Canyon Road, Malibu, CA 90265 on Monday, December 10, 2012 from 2:00 p.m. and ending after the last testifier or 4:30 p.m., whichever comes first (see meeting location map below).

REVIEW MATERIALS

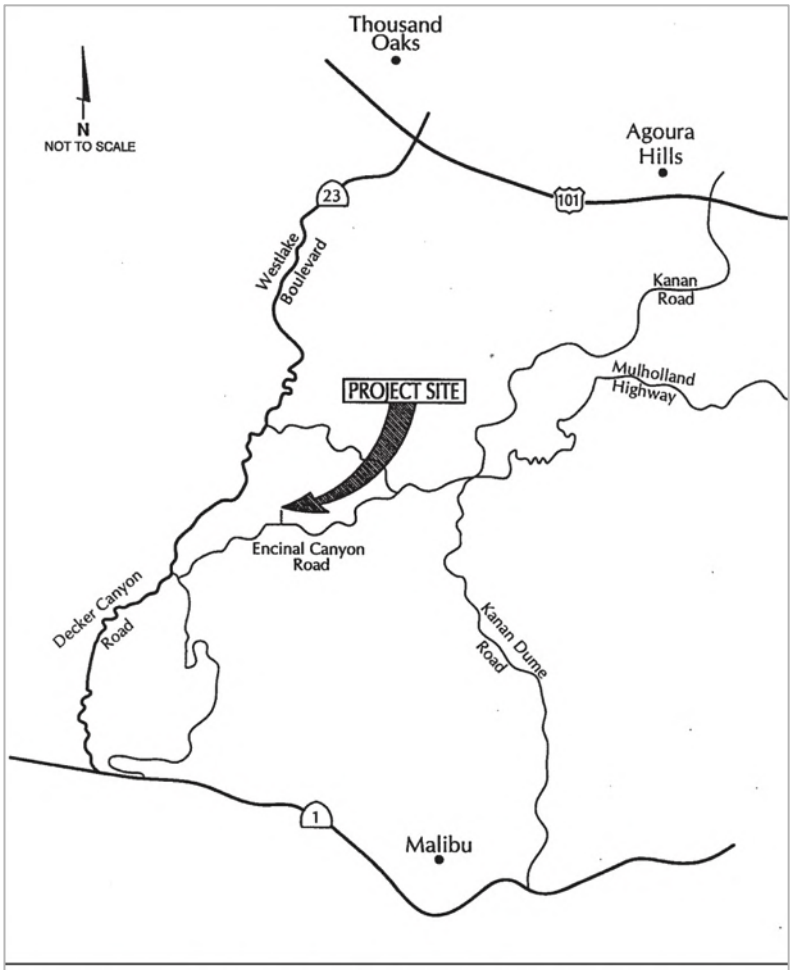
The County of Los Angeles Department of Regional Planning is soliciting input based on your views and opinions concerning the scope of the EIR for the Project. To facilitate your review, the following materials are attached:

- Expanded Project Description;
- Los Angeles County Initial Study; and
- 500-foot Radius Land Use Map. Additional copies of the NOP are available for public review on the Department of Regional Planning website http://planning.co.la.ca.us/case.htm as well as at the following libraries:

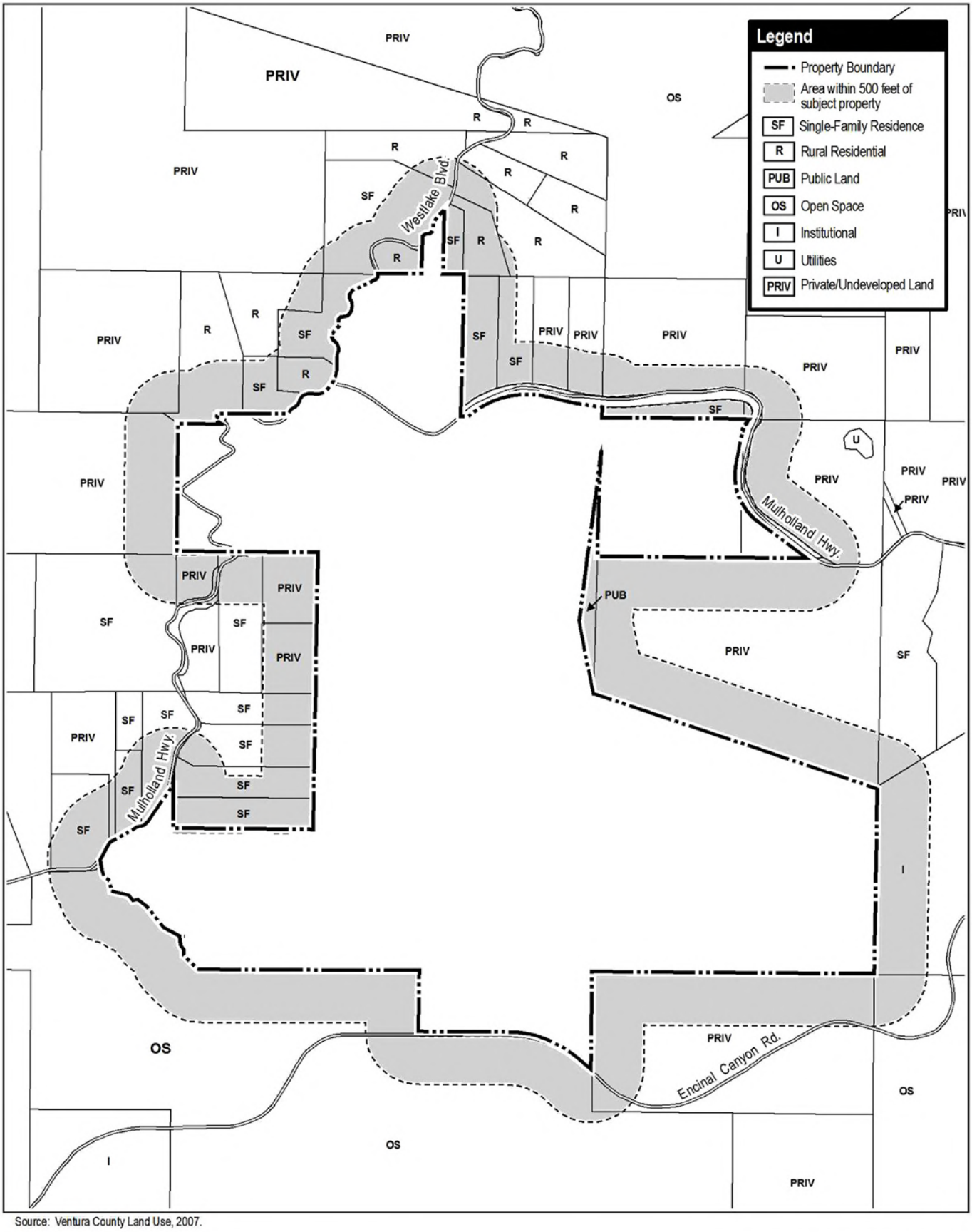
Malibu County Library
23519 W. Civic Center Way
Malibu, CA 90265-4804
Environmental Documents
Phone: (310) 456-6438

Las Virgenes/Agoura Hills County Library
29901 Ladyface Court
Agoura Hills, CA 91301
Environmental Documents
Phone: (818) 889-2278

Westlake Village Library
31220 Oak Crest Drive
Westlake Village, CA 91361



THE MALIBU INSTITUTE PROJECT – SCOPING MEETING LOCATION



Source: Ventura County Land Use, 2007.

ENVICOM CORPORATION

MALIBU INSTITUTE PROJECT

500-Foot Land Use Radius Map

0 700 1,400 Feet

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning

Project title: The Malibu Institute Project No. TR071735/VTTM No. 071735/CUP No. 201100122/Parking Permit No. 201100005/Environmental Review No. 201100192

Lead agency name and address: County of Los Angeles, Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Carolina Blengini, 213-974-1522

Project sponsor's name and address: The Malibu Institute, 901 Encinal Canyon Road, Malibu, California 90265

Project location: 901 Encinal Canyon Road, Malibu, California
APNs: 2058-015-003, 2058-015-013, 2058-015-037, 2058-015-045, 2058-015-046, 4471-001-028, 4471-001-029, 4471-001-032, 4471-001-033, 4471-001-034, 4471-001-035, 4471-001-036, 4471-001-037, 4471-001-039, 4471-001-041, 4471-001-042, 4471-001-043, 4471-002-010, 4471-002-011, 4471-002-026, 4471-002-027, 4471-003-010, 4471-003-011, 4471-003-030, 4471-003-031, 4471-003-032, 4471-021-028, 4471-021-033, 4471-021-034

USGS Quad: Point Dume, CA

Gross Acreage: 650 acres

General plan designation: N/A (Malibu Land Use Plan).

Community/Area wide Plan designation: Malibu Land Use Plan (LUP): M2 (Mountain Land – 1 DU / 20 AC), 3 (Rural Land – 1 DU / 10 AC), 4 (Rural Land – 1 DU / 5 AC), and 5 (Rural Land – 1 DU / 2 AC)

Zoning: R-R-1 (Resort and Recreation, 1-acre minimum lot size), A-1-1 (Light Agriculture, 1-acre minimum lot size), A-1-20 (Light Agriculture, 20-acre minimum lot size), and RPD-5-0.2-DP (Residential Planned Development)

Description of project: The Malibu Institute (Applicant) proposes to create a sports-oriented educational retreat affiliated with the University of Southern California to complement a remodeled 18-hole golf course on a 650-acre property currently operated as the Malibu Golf Club in the unincorporated Malibu area of Los Angeles County. The Project would provide for the development of educational and meeting facilities (48,164 square feet), along with visitor-serving overnight accommodations consisting of 40 bungalow structures (109,140 square feet), a restaurant/lounge, a clubhouse (30,147 square feet), golf pro shop and grill (12,104 square feet), and support facilities including a maintenance building (10,500 square feet), warehouse (4,623 square feet), golf cart storage barn (9,162 square feet), and a security/information building (447 square feet), all located within the previously disturbed area of the Malibu Golf Club. The Project would include 224,287 square feet of structures, which would include the reuse and remodel of the existing 12,475 square foot clubhouse and cart barn as part of the Institute building and the removal of 11,160 square feet of existing structures, for a total increase of 200,652 square feet of structures on the Project site.

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Surrounding land uses and setting: The property is located approximately 4.5 miles south of U.S. Highway 101 and is bounded by private property on the west, north, and northeast. The majority of the surrounding area is generally comprised of naturally vegetated landscapes interspersed with a variety of low-density residential and institutional uses. Large lot residential properties are located along Decker Canyon Road to the west and along Mulholland Highway to the north. Residences north of Mulholland Highway commonly have incorporated equestrian facilities and/or agricultural development. A State-owned parcel

straddles Encinal Canyon Road where it abuts the southeastern corner of the property. The interior portion of the State property lying north of Encinal Canyon Road contains two youth offender correctional facilities (Camps Miller and Kilpatrick). From the southeastern corner of the property to the southwest (a straight-line distance of approximately 1.4 miles), most of the southern boundary of the property fronts land in public ownership. The Backbone Trail stretches along the crests of ridges that are aligned east/west mostly on public land to the south of Encinal Canyon Road. County of Los Angeles Fire Camp #13 occupies a site on State-owned property that is situated on Encinal Canyon Road approximately 3,000 feet southwest of the entry road (Clubhouse Drive) to the golf course.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
Los Angeles County	• Certification of an Environmental Impact Report • Vesting Tentative Tract Map • Conditional Use Permit • Parking Permit
California Coastal Commission	Coastal Development Permit
California Department of Fish and Game	Section 1603 Streambed Alteration Agreement
Army Corps of Engineers	Clean Water Act Section 404 permit
Regional Water Quality Control Board	Clean Water Act Section 401 Water Quality Certification, Waste Discharge Requirements and Waste Reclamation Requirements
Los Angeles County Local Agency Formation Commission	Formation of Community Services District
Las Virgenes Municipal Water District	Water Supply Assessment

Major projects in the area:

Project/Case No.	*Description and Status*
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Reviewing Agencies:

Responsible Agencies

- ☐ None

Regional Water Quality Control Board:

- ☒ Los Angeles Region
- ☐ Lahontan Region

- ☒ Coastal Commission
- ☒ Army Corps of Engineers

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☒ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☒ Resource Conservation District of Santa Monica Mountains Area
- ☐

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☒ Santa Monica Mtns. Area

Trustee Agencies

- ☐ None
- ☒ State Dept. of Fish and Game
- ☒ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
- ☒ Fire Department
  - Forestry, Environmental Division
  - Planning Division
  - Land Development Unit
  - Health Hazmat
- ☐ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☒ Sheriff Department
- ☒ Parks and Recreation
- ☒ Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

☒ Aesthetics	☒ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture/Forest	☒ Hazards/Hazardous Materials	☒ Public Services
☒ Air Quality	☒ Hydrology/Water Quality	☒ Recreation
☒ Biological Resources	☒ Land Use/Planning	☒ Transportation/Traffic
☒ Cultural Resources	☐ Mineral Resources	☒ Utilities/Services
☒ Energy	☒ Noise	☒ Mandatory Findings of Significance
☒ Geology/Soils		

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by) — Date: 11/15/12

Signature (Approved by) — Date: 11/15/12

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐

Mulholland Highway, which traverses the far northern portion of the property, is designated as a scenic highway. Portions of the Project would be visible from Mulholland Highway, however, the Project would be constructed on currently disturbed areas and would be designed to be compatible with the environment and blend with the natural color palette of the area.

b) Be visible from or obstruct views from a regional riding or hiking trail?	☒	☐	☐	☐

Existing regional hiking and riding trails within the Santa Monica Mountains that are located in proximity to The Malibu Institute property include portions of the Backbone Trail, which crosses Encinal Canyon Road approximately 0.3 to 0.4 miles to the west of the property. While the development area of the property is entirely screened from the northern extension of this trail by an intervening ridgeline, there is the potential that the southern extension of the trail could provide elevations where the proposed development area on the property would be visible. However, the proposed buildings would be constructed on currently disturbed land and would not appear substantially different when viewed from this distance as the existing golf course fairways and facilities. No trails are located within the property.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☒	☐	☐

Project development would occur on areas that have previously been developed or disturbed and that do not contain unique aesthetic features. The existing golf course contains native and non-native trees some of which would be removed with Project development. Proposed landscaping would include planting of native grasses, trees, and shrubs, which would be more consistent with the visual character of the surrounding open space habitats as compared to the existing conditions.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☒	☐	☐

As is the case for visibility of the existing Malibu Golf Club, The Malibu Institute also would be visible from Encinal Canyon Road, from portions of Mulholland Highway, and to various degrees from selected private residences that occupy elevated locations with direct lines of sight to the proposed facilities from the surrounding hillsides. However, the Project would be designed and constructed to be compatible with the surrounding rural area, and would be located within the lower elevations of the property which would minimize the visibility of the Project from surrounding areas.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

The Project's structural features would be located within natural canyons generally out-of-view from public highways where they otherwise could contribute to daytime glare. Any buildings that would potentially be in view of the development area on the property would be located at higher elevations than the highest extent of proposed structures and therefore would not be subject to Project-related shading impacts. The Project's lighting plans would comply with Dark Sky protocols regarding lighting, would include the removal of the existing parking lot lighting that currently can be seen from off-site locations, and would provide parking lot down-lighting which would be shielded to comply with Dark Sky protocols as well as the Los Angeles County Rural Outdoor Lighting District Ordinance. No night golfing will be permitted, consistent with current operating conditions.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

The property does not include any existing agricultural or farming uses. The existing golf course is primarily located in an area zoned Resort and Recreation (R-R-1) with a small portion zoned for Light Agriculture (A-1-1). The land uses proposed for the portion zoned A-1-1, i.e., golf course, are permissible subject to procurement of a conditional use permit. Areas of the property not proposed for development are zoned A-1-1, R-R-1, Light Agriculture A-1-20, and RPD-5-0.2-DP. This issue does not warrant further study.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒

Although a small portion of the property is zoned for Light Agriculture (A-1-1), the proposed Project would not conflict with the underlying zoning, nor would it impact any lands under a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒

Timber production is not practiced on the property, nor is any commercial forestry use practiced near enough to the property to be adversely impacted by the Project. This issue does not warrant further study.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

See the response to question c. above. This issue does not warrant further study.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Agricultural uses are not practiced on the property, nor is any commercial agriculture use practiced near enough to the property to be adversely impacted by the Project. This issue does not warrant further study.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☒	☐	☐	☐

An Air Quality Study will be conducted and will address this issue and identify any necessary mitigation measures.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐

An Air Quality Study will be conducted and will address this issue and identify any necessary mitigation measures associated with construction or operation of the Project.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐

An Air Quality Study will be conducted and will address this issue and identify any necessary mitigation measures associated with construction or operation of the Project.

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒

The Project is not located near a freeway or areas containing heavy industrial uses.

e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

The Project is an educational retreat and would not create objectionable odors.

4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	☒	☐	☐	☐

The Project development would be located within the previously disturbed envelope of the Malibu Golf Club. The undeveloped portions of the property contain natural vegetation communities that are relatively intact and undisturbed. Similarly, undeveloped private properties and portions of developed properties that abut the property are still characterized by contiguous tracts of native vegetation. The undeveloped portions of the property, including areas along the southern property line are in relatively undisturbed condition and connect with areas of equivalent chaparral habitat lying across the boundaries of the property. The property and surrounding habitat areas support a diversity of wildlife species, including sensitive species, and facilitate movement of species between larger habitat areas. As such, further wildlife studies will be required in accordance with all state and federal regulations and statutes.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?	☒	☐	☐	☐

The majority of the property is located within the coastal zone. Much of the property surrounding the Project development area on the property would be considered ESHA. Further, a very small portion of the northeastern part of the property is located within SEA Buffer 3A. The Project would not develop portions of the property on or near the SEA Buffer or within ESHA. Additional analysis of this issue is required to document and accurately delineate areas where exactly the Significant Ecological Areas (SEA), SEA Buffers, or coastal Sensitive Environmental Resources (ESHA, etc.) exist and identify existing regulations and required mitigation measures aimed at protecting these areas. See responses a, c, and e for additional information.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

☒ ☐ ☐ ☐

The property is drained by Trancas Creek (an intermittent USGS blueline stream), which basically trends north to south across the property. In a dendritic fashion, numerous tributaries converge on the main stem of the creek in southeasterly and southwesterly directions. Several of these tributaries are also USGS-designated intermittent blue-line streams, but most tributaries are ephemeral in nature. Natural conditions along Trancas Creek were altered during construction of the golf course in the 1970s. In particular, the course of Trancas Creek was altered with portions of the channel being straightened and diverted into underground and aboveground culverts. Further, two perennial water impoundments (man-made ponds) were created within the footprint of the developed golf course.

Additional analysis is required, including a U.S. Army Corps of Engineers jurisdictional delineation pursuant to the Clean Water Act, identification of streambed under the jurisdiction of the California Department of Fish and Game, and development of any required mitigation measures.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☒ ☐ ☐ ☐

Undeveloped slopes on the Project site provide habitat for wildlife and cover, nesting, and foraging habitat for a variety of species. Wildlife can move freely from the undeveloped open areas of the Project site to the ridgelines that surround most of the site. This habitat continues beyond the Project boundaries on all sides, interrupted only by scattered residences, and Encinal Canyon Road to the south and Mulholland Highway to the north. The wildlife inhabiting the Project site would be expected to be typical of the Santa Monica Mountain region, which includes various species of reptiles, amphibians, birds, and mammals. Based on a preliminary query of the California Department of Fish and Game's Natural Diversity Database, using the Rarefind 3 application for sensitive "elements" within three coastal USGS quadrangles (Point Dume, Malibu Beach and Topanga), there is the potential for the occurrence of sensitive wildlife species at this Site. As such, further wildlife studies will be required in accordance with all state and federal regulations and statutes.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)? ☒ ☐ ☐ ☐

The Project site includes some oak woodland forest areas, including numerous coast live oaks (Quercus agrifolia). The Project does not propose the removal of any protected native oak or sycamore trees, or encroachment into protected zones by construction activities. Additional analysis of the Project's avoidance of oak tree impacts is required. Proposed landscaping of the site would include planting of native oak trees and western sycamore trees in some of the areas surrounding the redesigned golf course where non-native trees are to be removed.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)? ☒ ☐ ☐ ☐

The construction of the Project would occur on previously disturbed areas of the property. However, the proposed re-configuration of the golf course and construction of the proposed facilities may impact native vegetation. Additional analysis of this issue is required to document areas where vegetation impacts may occur and to identify existing regulations and required mitigation measures. The Project does not propose to remove any protected native oak trees, or to encroach into protected zones of oaks by construction activities.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan? ☒ ☐ ☐ ☐

The additional study of the Project's potential conflict with local policies and ordinances discussed in response f. would also include a thorough investigation to determine if there are any adopted state, regional or local habitat conservation plans for areas in the vicinity of the Project site, and whether implementation of the proposed Project would pose a conflict with such a plan.

5. CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☒	☐	☐	☐

Two cultural sites appear to lie within the property boundaries: CA-LAN-527 and CA-LAN-528 with a third unrecorded site also present. The suspected location of one of the sites (CA-LAN-527) is within the developed and artificial fill-covered portions of the existing golf course. The suspected location is completely covered with turf grass, associated landscaping and cart paths. The actual site boundaries are unknown. Since no precise site location or other qualitative records exist, it is unknown whether this site is prehistoric or historic. The actual size, depth or age of the site is unknown. It is also unknown whether testing or excavation of the site occurred prior to its apparent covering with artificial fill during the construction of the golf course.

The second site (CA-LAN-528) is an unoccupied hunting lodge overlooking the golf club that was built in 1928. The hunting lodge consisted of a 16-room redwood-frame structure that subsequently had a stucco finish applied sometime during the 1980s. This structure has been abandoned for many years and is in a state of disrepair. For safety and security reasons, the Project would remove this structure.

An unrecorded residential structure, dating from sometime between 1900 and 1939, is located at 32926 Mulholland Highway, roughly 2,000 feet northwest of CA-LAN-528. The original 720 sq. ft. structure is currently inhabited, and it was upgraded during the 1980s. The Project would retain this structure as a caretaker's residence.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☒	☐	☐	☐

Cultural site CA-LAN-527 is suspected to be located within the developed and artificial fill-covered portions of the existing golf course. Since no precise site location or other qualitative records exist, it is unknown whether this site is prehistoric or historic. See response a.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☐	☒	☐

The Project would be constructed within the footprint of the existing golf course development. These areas are in the flatter portions of the interior valley of the property and do not contain caves or rock formations that might contain markings of cultural origins. Peak locations of the property with exposed rock formations that might contain cultural markings are over 2,000 feet from the area proposed for development.

d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Human remains are not known to exist on the property, however, cultural site CA-LAN-527, which has not been excavated, is suspected to be located within the developed and artificial fill-covered portions of the existing golf course.

6. ENERGY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	☐	☒	☐	☐

The Project's buildings and accommodations would incorporate sustainable and green design features with the goal of achieving LEED™ Platinum certification (or equivalent) for all buildings within the Project. The Project would incorporate a recycling program as part of its operations as well as additional sustainability features from the County's Green Building Ordinance, Low Impact Development Ordinance, and Drought-Tolerant Landscaping Ordinance.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☒	☐	☐

The project would incorporate mitigation measures featured in Appendix F of the CEQA Guidelines, where necessary and applicable.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

The property is not located within an Alquist-Priolo Earthquake Fault Zone (APEFZ), and no active or potentially active faults have been mapped or are known to cross the property. The nearest known active faults are the Anacapa – Dume and the Malibu Coast Faults, each located approximately 1.3 miles from the Project site as reported in the Geotechnical Investigation (Sladden Engineering, 2012) prepared for the Project.

ii) Strong seismic ground shaking?	☒	☐	☐	☐

The potential for strong ground shaking at the site is similar to that of adjacent sites in Los Angeles County. The active faults that are capable of producing the strongest ground shaking at the site are the Malibu Coast and Anacapa-Dume Faults, which are both located approximately 1.3 miles from the Project site as reported in the Geotechnical Investigation (Sladden Engineering, 2012) prepared for the Project. The San Andreas Fault can also produce relatively strong ground shaking, which could influence the Project site.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☒	☐	☐	☐

The property does not lie in a zone that has been identified by the California Geological Survey as susceptible to liquefaction. The materials underlying the Project site are considered to be a "low to medium" expansion potential; however, measures for foundations, grading, and structural design can be implemented to address conditions that might be encountered. Whereas subsidence can occur in a variety of substrates, sedimentary and groundwater conditions contributing to liquefaction are generally not thought to be present so as to constitute potentially significant hazards. The Geotechnical Investigation (Sladden Engineering, 2012) prepared for the Project addresses these issues and identifies any necessary recommendations to mitigate potential risks.

iv) Landslides? ☒ ☐ ☐ ☐

According to the Seismic Hazard Zones Map for the Point Dume Quadrangle published by the California Geologic Survey, portions of the steep side slopes of the valleys containing the developed portions of the property may be susceptible to seismically induced landslides have been identified or have been previously mapped on the property. Feasible mitigation measures regarding the placement of proposed structures can be implemented to avoid potential hazards and site grading and preparation of engineered manufactures slopes can address any such hazards as may be encountered.

b) Result in substantial soil erosion or the loss of topsoil? ☐ ☒ ☐ ☐

Construction of the Project would require grading and alteration of some natural and manufactured topography. Recently graded slopes would be subject to soil erosion; however, best management practices would be employed to reduce this potential.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ☒ ☐ ☐ ☐

The Project development components primarily consist of redevelopment or intensification of uses on previously graded sites; however, it is expected grading would be necessary which may result in slope instability if conducted at the toes of slopes. As such, slope investigations will be conducted as part of the geotechnical analysis to determine the Project's effects on slope stability and to identify any required mitigation measures. Refer to answer a(iv) for additional information regarding slope instability.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? ☒ ☐ ☐ ☐

The materials underlying the Project site are considered to be a "low to medium" expansion potential; however, appropriate mitigation measures for foundations, grading, and structural design would be implemented to address conditions that might be encountered. The Geotechnical Investigation (Sladden Engineering, 2012) prepared for the Project addresses these issues and identifies any necessary recommendations to mitigate potential risks.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater? ☒ ☐ ☐ ☐

The Project proposes a below-ground treatment facility. Site specific soils analysis is required.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?	☐	☐	☒	☐

The Project would re-use an existing developed site within a valley offset from surrounding areas by steep slopes. These slopes exceed 25% and would be subject to Hillside Management criteria. However, since the development is located on the valley floor, the Project would not conflict with Hillside Management criteria nor conflict with the County General Plan Conservation and Open Space Element.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐

The Project would generate additional GHGs due to increased energy usage from stationary and mobile sources. The Project's EIR will include an air quality impact report to estimate the Project's emissions, using the CalEEmod emission modeling program, and an evaluation regarding the significance based on the latest regulations and guidance from the County, the South Coast Air Quality Management District and the State. The Project's EIR also will evaluate potential reductions in GHG emissions from mobile sources due to the anticipated use of private shuttles to be provided by the Malibu Institute or USC to transport overnight guests of the Malibu Institute from the university or area airports.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐

The Project would incorporate applicable design features mandated by the County to reduce GHG emissions and comply with applicable regulations regarding the implementation of AB 32. All proposed new buildings on the site would be constructed with the goal of achieving a LEED™ Platinum certification level (or equivalent) of energy efficiency. To achieve this level of efficiency and sustainability, the Project would provide efficiency features such as internal site circulation via electric vehicles or pedestrian walkways, installation of photovoltaic panels above shade structures in the surface parking area. To reduce mobile source emissions of GHGs, the Project would provide a shuttle service to area airports for the transport of overnight guests of the Malibu Institute.

9. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐

While the majority of the Project would not produce, handle, or store hazardous materials, implementation of the Project would involve the use of common hazardous materials (paint thinners, solvents, etc.) during Project construction and operation. Maintenance of the proposed facilities would require on-site storage of flammable substances such as diesel or gasoline fuels for maintenance equipment. Federal, State, and local regulations and statutes regulate the use of all such hazardous and/or flammable materials.

Pressurized air tanks are used at the golf course maintenance equipment facilities to fill tires or operate power tools. Propane tanks are also used on-site, and would continue to be used by the proposed Project, however, the Project would relocate propane storage to a small tank farm area to be located near the onsite wastewater treatment facility.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐

The storage of common hazardous materials such as gasoline and diesel fuels is not anticipated to be substantially greater than under existing conditions, and the handling and storage of these materials would continue to be regulated by Federal, State, and local regulations and statutes.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☐	☒

There are no residences, hospitals, or schools located within 500 feet of the development areas.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

The Project is not located on a site that is listed as containing hazardous materials (as per Government Code Section 65962.5), and as such does not pose a significant hazard to the public or to the environment. Further analysis of this issue is not warranted.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? ☐ ☐ ☐ ☒

The Project site is not located within an airport land use plan area, nor is it located within two miles of a public use airport. Further analysis of this issue is not warranted.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? ☐ ☐ ☐ ☒

The Project site is not located within the vicinity of a private airstrip. Further analysis of this issue is not warranted.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? ☐ ☒ ☐ ☐

The Project would not physically interfere with, nor impair the implementation of, an adopted emergency response or emergency evacuation plan, and would relocate an existing helipad to another location on the property as preferred by the Los Angeles County Fire Department. Therefore, the Project would result in less than significant impacts with the adoption of an emergency evacuation plan approved by the County Fire Department.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)? ☒ ☐ ☐ ☐

The property is located in Fire Zone 4. Analysis of the potential fire hazards faced by the Project must be undertaken to identify any necessary mitigation measures.

ii) within a high fire hazard area with inadequate access? ☒ ☐ ☐ ☐

The Project's developed areas would be adequately accessible to emergency vehicles in terms of street widths, lengths, surface materials, turnarounds and grades. However, implementation of the Project may increase traffic on Encinal Canyon Road and nearby intersections that could potentially impact emergency service access. Additional analysis must be undertaken to identify site access during times of wildfire to appropriately identify required codes, standards and other mitigation measures. The Applicant is also requesting a conditional use permit pursuant to County Code section 22.40.220 for the continued use and operation of a helipad in a R-R zone, which may be used by the Los Angeles County Fire Department for emergency access. As part of the Project, the existing helipad would be relocated to another area on-site, as preferred by the Los Angeles County Fire Department for better access during emergencies.

iii) within an area with inadequate water and pressure to meet fire flow standards?	☒	☐	☐	☐

Analysis is required to ensure adequate water and pressure would be provided to meet fire flow standards. This will entail documentation including identification of the water provider and distribution facilities, as well as the Project's compliance with applicable fire codes, standards, and other possible mitigation measures that may be required.

iv) within proximity to land uses that have the potential for dangerous fire hazard?	☐	☐	☒	☐

The Project is not located in close proximity to any heavy industrial uses, refineries, or uses known to use flammables or manufacture explosives. However, flammable substances, such as gas or diesel fuel are currently stored on the Project site, primarily for use in golf course maintenance equipment. Such fuels would be expected to continue to be stored on-site in a manner consistent with Federal, State and local requirements.

i) Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☒	☐

The Project does not constitute a potentially dangerous fire hazard. However, flammable substances, such as gas or diesel fuel are currently stored on site, primarily for use in golf course maintenance equipment. Such fuels would be expected to continue to be stored on-site in a manner consistent with Federal, State and local requirements.

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☒	☐	☐	☐

Without proper mitigation, the Project could contribute to the degradation of existing surface water quality conditions, primarily due to: 1) potential erosion and sedimentation during grading phases; 2) automobile/street-generated pollutants (i.e., oil and grease, tire wear, etc.); 3) fertilizers and pesticides used in landscaping and golf course maintenance; and 4) particulate matter from dirt and dust generated on-site. Additional analysis is required in order to document the Project's potential to degrade water quality during grading/construction and operational phases of the Project. The additional analysis also will document existing water quality regulations and standards (National Pollutant Discharge Elimination System-NPDES requirements), agency permits required (i.e. CDFG), BMPs, and any required mitigation measures.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐

The Project would receive potable water from the Los Virgenes Municipal Water District. The golf course currently uses six private wells located onsite for potable water and for irrigation. These private wells would continue to be used to meet a portion of the landscape irrigation needs. The Project's re-designed golf course would use approximately 35% less water than the existing course by utilizing more efficient irrigation equipment, as well as replacing some trees and vegetation with native drought-resistant trees and shrubs. The Project proposes to install a Recycled Water Treatment System that will utilize a combination of aeration, ultra-filtration, and disinfection to treat effluent to a standard suitable for unrestricted, non-potable reuse onsite as landscape irrigation.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? ☐ ☒ ☐ ☐

The Project would not substantially alter the existing drainage pattern of the property and the surrounding area. Additional studies are necessary to document potential increases in runoff and required drainage infrastructure as well as to identify any appropriate mitigation measures.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? ☐ ☒ ☐ ☐

The Project would not substantially alter the existing drainage pattern of the property and the surrounding area. Additional studies are necessary to document potential increases in runoff and required drainage infrastructure as well as to identify any appropriate mitigation measures.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? ☒ ☐ ☐ ☐

See response a.

f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality? ☒ ☐ ☐ ☐

See response a.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)? ☐ ☒ ☐ ☐

The Project would incorporate best management practices for water retention and treatment in compliance with Low Impact Development ordinance requirements.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? ☒ ☐ ☐ ☐

The ocean from Mugu Lagoon to Latigo Point is Area of Special Biological Significance (ASBS) No. 24. Trancas Creek ultimately flows into the ocean in this area.

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? ☒ ☐ ☐ ☐

The Project proposes an onsite, below-ground treatment facility. Site specific soils analysis is required.

j) Otherwise substantially degrade water quality? ☒ ☐ ☐ ☐

The Project may impact runoff through the alteration of surface conditions such as increasing the site's impervious surfaces. Additional analysis is required to document the Project's potential to degrade water quality during the operational phases of the Project. The additional analysis will also document regulations and standards (NPDES requirements) for runoff emanating from the Project, BMPs, and any required mitigation measures.

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain? ☐ ☐ ☒ ☐

The Project does not propose housing. Additionally, the FEMA flood map viewer identifies the property as located within Flood Hazard Zone D. The Zone D designation is used for areas where there are possible but undetermined flood hazards. In areas designated as Zone D, no analysis of flood hazards has been conducted. A Drainage Concept will be developed for the Project, which will include an analysis of flood hazards.

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain? ☒ ☐ ☐ ☐

The FEMA flood map viewer identifies the property as located within Flood Hazard Zone D. The Zone D designation is used for areas where there are possible but undetermined flood hazards. In areas designated as Zone D, no analysis of flood hazards have been conducted. A Drainage Concept will be developed for the Project, which will include an analysis of flood hazards.

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? ☐ ☐ ☒ ☐

The Project is not located downstream of a levee or dam.

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow? ☒ ☐ ☐ ☐

The Project site is situated adjacent to steep natural terrain that could, following periods of heavy precipitation and/or following fire events, result in the generation of mudflows. Additional analysis of this issue is required, including the identification of required mitigation measures.

11. LAND USE AND PLANNING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒

The Project would re-use an existing developed site within a valley offset from surrounding areas by steep slopes. The Project site is not adjacent to any established community.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	☐	☐	☒	☐

The Project is designed to be consistent with the existing Los Angeles County General Plan and Malibu Land Use Plan, and accordingly, does not require any plan amendments.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	☐	☐	☒	☐

The majority of the Project's development footprint is zoned for Resort and Recreation (R-R-1) and as such the Project is consistent with zoning.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	☐	☐	☒	☐

The Project would re-use an existing developed site within a valley offset from surrounding areas by steep slopes. These slopes exceed 25% and would be subject to Hillside Management criteria. However, since the development is located on the valley floor, the Project itself would not conflict with Hillside Management criteria, and impacts would be less than significant. None of the areas to be disturbed by construction of this Project would be located within a SEA.

12. MINERAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

No mineral resources have been identified on the property and none of economic value would be likely to occur. As such, the issue warrants no further study.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

No mineral resource designations appear on either Los Angeles County General Plan maps or Local Coastal Plan Maps as occurring either on or in the vicinity of the property. As such, the issue warrants no further study.

13. NOISE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project result in:				
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☒	☐	☐	☐

The primary source of noise affecting the property results from vehicular traffic along Encinal Canyon Road. The traffic volumes along Encinal Canyon Road do not expose the property to high background noise levels. Therefore, the Project uses, including a conference center, meeting rooms, bungalows, and clubhouse with dining facilities, in addition to the 18-hole golf course and associated amenities, would not expose persons to noise levels in excess of County standards. Project construction activities may generate noise levels in excess of established standards.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐

Specific sources of groundborne vibration or groundborne noise levels are unknown at this time. Upon completion of the construction phase, operation of the proposed facilities is anticipated to result in noise levels consistent with the existing uses. Additional analysis is required that would document the locations and sources of groundborne vibration and groundborne noise levels, and whether there are sensitive receptors that would be impacted.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☒	☐	☐	☐

Specific sources and noise levels are unknown at this time. Upon completion of the construction phase, operation of the proposed facilities is anticipated to result in ambient noise conditions consistent with the existing uses. Additional analysis is required that would document the locations and types of noise sensitive receptors, existing ambient noise levels, and Project-related noise levels.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems? ☒ ☐ ☐ ☐

Short-term construction noise would be generated on the southern and central portions of the property in connection with site preparation and construction of the development. If the Project would conduct outdoor events that would utilize a public address system, it could potentially result in increased ambient noise levels. Additional analysis is required that would document noise sensitive receptors, existing ambient noise levels, and Project-related impacts of noise levels stemming from sources such as parking areas or use of outdoor amplified sound systems, if the Project operations would include use of such a system. The analysis would include identification of required mitigation measures aimed towards attenuating noise impacts, if any.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? ☐ ☐ ☐ ☒

The Project is not located within two miles of a public airport or public use airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? ☐ ☐ ☐ ☒

The Project is not located within the vicinity of a private airstrip.

14. POPULATION AND HOUSING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

The Project site is currently developed with a golf club facility and associated infrastructure. The Project would not induce substantial growth, as it would not provide additional access to infrastructure that does not already exist. This issue does not warrant further analysis.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

There is currently no housing development on the Project site. This issue does not warrant further analysis.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

There is currently no housing development on the Project site. This issue does not warrant further analysis.

d) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒

The Project would not provide residences that would increase the local population. This issue does not warrant further analysis.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☒	☐	☐	☐
Implementation of the Project could result in increased demands for fire protection and suppression services. Additionally, the Project is located within a known high fire hazard zone (Fire Zone #4). Additional analysis is required to determine if this increase in demand will result in the need to supplement existing staffing levels, if it would affect current response times, and if any mitigation measures are required.				
Sheriff protection?	☒	☐	☐	☐
Implementation of the Project could result in increased demands for sheriff's services. Additional analysis is required to determine if this increase in demand will result in the need to supplement existing staffing levels, if it would affect current response times, and if any mitigation measures are required.				
Schools?	☐	☐	☐	☒
The Project would not add housing to the site. Additional analysis of this issue is not warranted.				
Parks?	☐	☐	☒	☐
The Project would provide recreational facilities onsite and would not result in a substantial increase demand for existing parks. Therefore, the Project would not result in the need for new or altered government facilities and impacts would be less than significant.				
Libraries?	☐	☐	☐	☒
The Project would not add housing to the site. The Project would include a private library as part of the Malibu Institute for the use of guests of the educational retreat. Additional analysis of this issue is not warranted.				
Other public facilities?	☐	☐	☐	☒

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☒	☐	☐	☐

The Project would provide recreational facilities for visitors to the Malibu Institute, including golf, swimming, and a clubhouse, while not increasing the residential population. The redesigned and reconfigured 18-hole golf course would continue to be operated as a public golf facility, however, during construction, the Project may result in an increase in the use of other nearby golf courses.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☒	☐	☐	☐

The Project proposes recreational facilities. As discussed in this initial study, these facilities may result in adverse physical effects and require further study. Any impacts related to the construction or operation of the recreational facilities will be indentified and analyzed in the relevant sections of the EIR.

c) Would the project interfere with regional open space connectivity?	☐	☐	☐	☒

The undeveloped portions of the property connect with areas of open space located on adjacent properties. The Project would leave these areas (over 450 acres) undeveloped. A recreational multi-use trail that connects open space areas across most the Santa Monica Mountains (Backbone Trail) traverses open space areas to the south of the Project site and would not be interfered with by Project construction or operation.

17. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☐	☒

The Project area is not served by regular bus service or other modes of public transportation, and the site's remote location from large-scale urban centers would preclude convenient bicycle access for the majority of the population who may use the proposed facilities. However, electric carts would be provided on-site for circulation between the various facilities on the property. As such, the Project would present no impediments to the implementation of adopted policies, plans, or programs supporting alternative transportation.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	☐	☒	☐	☐

A traffic analysis for the Project documenting existing and projected future traffic volumes on CMP links (including the Project's contribution to these volumes) and any necessary mitigation measures is required. All analyses required by the County Congestion Management Plan will be conducted.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

The Project does not propose any use which could affect air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

The Project would use the same access road connection to Encinal Canyon Road as the existing development. Changes made to the internal circulation would not result in hazardous conditions.

e) Result in inadequate emergency access? ☒ ☐ ☐ ☐

Additional analysis of this issue is required to document any impediment to potential emergency service access and to identify mitigation measures that may be necessary.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ☐ ☐ ☒ ☐

The Project would present no impediments to the implementation of adopted policies, plans, or programs supporting alternative transportation, General Plan elements or alternative land uses.

18. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	☒	☐	☐	☐

The wastewater capacity will be met through an onsite wastewater treatment facility. As such, impacts resulting from exceeding treatment requirements at this facility would be identified and analyzed in the relevant sections of the EIR.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐

The Project would require additional water and wastewater system capacity. The wastewater capacity will be met through an onsite wastewater treatment facility. As such, impacts from construction of this facility would be identified and analyzed in the relevant sections of the EIR. The Project would not require potable water in volumes requiring construction of new facilities or expansion of existing off-site facilities, and golf course irrigation demands would decrease by 30% by use of more efficient controls, and replacement of existing turf grass with a variety that requires less water to maintain.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☒	☐	☐	☐

Additional studies are necessary to document potential increases in runoff and required drainage infrastructure as well as to identify any appropriate mitigation measures.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses? ☐ ☒ ☐ ☐

The Las Virgenes Municipal Water District supplies domestic water to the Project site. Domestic water supply is adequate to meet the existing Malibu Golf Club's demand. Development of the Project would result in an increase in demand for domestic water for human consumption and indoor use. However, the Project proposes to make use of recycled water and on-site wells for irrigation of the golf course and landscaping, which would have an offsetting effect. The Project also proposes to provide more efficient irrigation controls along with more drought-tolerant grasses for the re-designed golf course to reduce the amount of irrigation water required for the maintenance of the course turf and landscaping. As a result, additional analysis of this issue is required, including verification of the availability of adequate quantities of recycled water, and the identification of applicable water conservation regulations and mitigation measures, if required.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? ☐ ☐ ☒ ☐

The Project site is currently provided electricity by Southern California Edison. The existing facility also uses propane, which is stored in onsite tanks. The proposed Project would continue to use propane, which would be stored at a new tank farm to be located near the proposed onsite wastewater treatment facility, and Southern California Edison will continue to provide electricity to the site through existing transmission lines. The proposed Project would not be expected to require significantly greater supplies of energy resources that would result in capacity problems, or require construction or expansion of energy utility facilities. Additionally, the proposed Project would provide photovoltaic panels over the expanded parking area with the goal of providing for the majority of operational electricity needs for the Project, reducing the need to rely on offsite energy sources.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ☒ ☐ ☐ ☐

Implementation of the Project would result in an increase in solid waste that would be generated on a daily basis. Due to the limited amount of landfill space in Los Angeles County, this issue requires additional analysis, including the identification of landfills that accept solid waste from the Project area, the existing and planned future capacity of each landfill, the daily amount of solid waste that would be generated by the Project, the landfill(s) that would accept waste from the Project, existing recycling regulations, and required mitigation measures.

g) Comply with federal, state, and local statutes and regulations related to solid waste? ☐ ☐ ☒ ☐

The Project does not propose uses that would be unable to comply with all federal, state, and local statutes and regulations related to solid waste.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
Final findings to be based on the EIR analyses.				
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☒	☐	☐	☐
Final findings to be based on the EIR analyses.				
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
Final findings to be based on the EIR analyses.				
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐
Final findings to be based on the EIR analyses.				

1.0 PROJECT DESCRIPTION

The Malibu Institute (the Applicant) proposes to create a sports-oriented educational retreat affiliated with the University of Southern California to complement a remodeled 18-hole golf course on a 650-acre Project site currently operated as the Malibu Golf Club in the unincorporated Malibu area of Los Angeles County. The Project would provide for the development of educational and meeting facilities, along with visitor-serving overnight accommodations consisting of 40 bungalow structures, a clubhouse with fitness and spa facilities, a restaurant and lounge, a swimming pool, a golf pro-shop and grill, and associated support facilities including a maintenance building, a golf cart storage barn, a warehouse, and a security/information building. The Project would include 224,287 square feet of structures, which would include the reuse and remodel of the existing 12,475 square foot clubhouse and cart barn as part of the Institute building and the removal of 11,160 square feet of existing structures, for a total increase of 200,652 square feet of structures on the Project site. An existing 875 square foot guesthouse located on the northern portion of the property would be retained by the proposed Project for use as a caretakers' residence. The Project also would redesign the existing public golf course to incorporate new "green" features, including a smart irrigation system, drought-tolerant grass, and native vegetation. All of the proposed improvements would be constructed within the previously disturbed area of the Malibu Golf Club, and all of the proposed structures would be clustered within a 20-acre development area in the southern portion of the Project site. The reconfigured 18-hole golf course would be redesigned using the acreage of 17 of the existing holes on the golf course, allowing the proposed facilities, including the redesigned golf course, to be constructed within previously disturbed areas. Over 450 acres of native coastal scrub and chaparral, including oak woodland forest, would be left undisturbed and would become permanently dedicated open space.

The educational facilities would be operated in conjunction with the University of Southern California. The facilities would provide a location for educational conferences, seminars, and lectures, and would also be available for use by other organizations including charitable foundations. The Malibu Institute would be open year-round for educational oriented conferences, and would operate 24 hours per day with overnight accommodations provided on-site; however, meetings would take place predominantly during regular business hours.

Green Building Features

The Project would incorporate many "green" features. The Institute building, which would contain the educational and meeting facilities, would use the building footprint, foundation and infrastructure of the existing clubhouse and cart barn. The Project would replace over 185,000 square feet of existing non-pervious parking lots and cart paths with pervious material to allow infiltration of storm water and improve water quality. The buildings and accommodations would incorporate sustainable and green design with the goal of achieving LEED™ Platinum certification (or equivalent) for all buildings on the Project site. Design features also would include green roofs on many of the Project buildings, the use of color and shade structures to reduce the heat island effect, charging stations for electric vehicles, the use of highly efficient geothermal HVAC equipment, the use of native, drought-tolerant landscaping, and the use of a shuttle van or bus service for larger groups visiting the Project. Water conservation and design features would include low flow/ultra low-flow fixtures, energy star appliances, and the use of drip irrigation systems. The Project would use photovoltaic panels over shade structures in the expanded surface parking area to generate most of the energy needs for the Project and would replace existing outdoor overhead parking lot lighting, which currently can be seen from off-site, with lighting complying with Dark Skies initiatives and the County's Rural Lighting Outdoor Lighting District Ordinance. The Project would remove 1,590 non-native trees, including palm trees, which were introduced with development of the existing golf course, and provide landscaping with native, drought-tolerant species, to reduce irrigation demands and to provide habitat features and a color palette more consistent with that of

the Santa Monica Mountains. The Project would incorporate a recycling program as part of its operations as well as additional sustainability features from the County's Green Building Ordinance, Low Impact Development Ordinance, and Drought Tolerant Landscaping Ordinance. Finally, the Project would remove multiple septic tanks throughout the Project site and install an on-site wastewater treatment and recycling system, providing effluent treatment meeting Title 22 standards for reuse as irrigation for the remodeled golf course.

1.1 PROJECT LOCATION

The Project site is located at 901 Encinal Canyon Road, within an unincorporated Malibu area of Los Angeles County. Regionally, the site is located in the western portion of the Santa Monica Mountains approximately forty-five miles west of downtown Los Angeles (**Figure 1**). Locally, the project site is situated northwest of the City of Malibu, and south of the Cities of Thousand Oaks and Westlake Village in a rural area of the Santa Monica Mountains lying south of the primary east-west ridgeline. Portions of the site located south of Mulholland Highway also fall within the Coastal Zone as defined by the California Coastal Act. Adjacent land uses are primarily undeveloped private and public lands with large lot rural residential development common along the northern and western boundaries.

1.2 PROJECT SITE

The Project site is comprised of an irregularly shaped assemblage of 29 parcels that total approximately 650 acres, spanning from Encinal Canyon Road on the south to the intersection of Mulholland Drive and Westlake Boulevard on the north as shown in **Figure 2**. The majority of the Project site is zoned R-R-1 (Resort and Recreation), with the portions to the north, east, southeast and south on the periphery of the Project site zoned either A-1-1 (Light Agriculture – 1 Dwelling Unit per Acre) or A-1-20 (Light Agriculture – 1 Dwelling Unit per 20 Acres). Small portions of the Project site north of Mulholland Drive and the northeast area of the Project site are zoned RPD-5-0.2U-DP (Residential Planned Development).

As mapped on the "Point Dume" USGS 7.5 minute topographic quadrangle (in portions of Sections 2, 3 10, 11 and 15, of T.1S, R.19W), the majority of the Project site falls within the upper watershed area of Trancas Canyon with the exception of a small, northerly extension of the Project site that spans the drainage divide and falls into the upper watershed of an unnamed tributary to the Carlisle Canyon watershed. Topographically, the site is situated in a bowl created by the crest of the Upper Trancas Canyon drainage basin. The on-site topography ranges in elevation from peaks that reach 1,900 feet to 2,300 feet above mean sea level (MSL) in the northeast and northwest, to valley bottom elevations that fall to approximately 1,300 feet above MSL. To the southeast, adjacent mountain ridges range from 1,400 feet to 1,900 feet above MSL. Landforms southwest of the site have gentler slopes and range from 1,400 feet to 1,700 feet above MSL. The overall elevation differences between the Project site and the surrounding mountains generally contribute to the formation of a centralized water drainage pattern with branching tributaries. A series of man-made lakes retain water on-site as elements within the existing golf course.

Existing development on the site consists of the Malibu Golf Club, an 18-hole public golf course with supporting amenities constructed in the early 1970s. Other facilities on the site include a clubhouse, restaurant/bar, snack shop, pro-shop, maintenance facilities, and two surface parking lots and associated driveways, which are all located in the central and southern regions of the Project site. **Figure 3** provides an aerial photo depicting the existing conditions of the site. Much of the golf course area is planted with non-native and ornamental plant species. The remainder of the site consists of lands with native vegetation. Several areas adjacent to the golf course have been graded in the past in connection with various development phases of the golf course.

THE MALIBU INSTITUTE PROJECT EIR

ENVICOM CORPORATION

Project Location

MILES 0 4 8

FIGURE 1

Source: USDA FSA Aerial Photography, 2005.

ENVICOM CORPORATION

THE MALIBU INSTITUTE

Vicinity Map

0 0.5 1 Miles

FIGURE 2

Source: USDA FSA Aerial Photography, 2005.

ENVICOM CORPORATION

THE MALIBU INSTITUTE PROJECT EIR

Existing Conditions

0 600 1,200 Feet

FIGURE 3

1.3 PROJECT OBJECTIVES AND GOALS

The following is a list of the objectives and goals of the Project.

- Establish a financially viable sports-oriented educational retreat, which invigorates the local economy and provides educational, research and employment opportunities.
- Provide a comfortable, relaxing and inspiring environment in which educational institutions, governmental organizations, non-governmental organizations, business leaders and the public can conduct meetings and conferences.
- Introduce a pattern of compatible land use that improves the social, environmental and economic well-being of guests and the public.
- Protect environmentally sensitive native plant and animal species by dedicating open space areas on the Project site that contain sensitive habitat and other native habitats.
- Preserve and enhance the scenic beauty of the Santa Monica Mountains.
- Protect and expand open space recreational opportunities and resources, including incorporation of sustainable visitor-serving accommodations.
- Design and construct a state-of-the-art 18-hole golf course to set the standard for sustainable coexistence between golf and nature.
- Implement land uses that reflect and are compatible with existing environmental resources and community character.
- Protect paleontological, archaeological and historic resources.
- Protect the unique cultural and social characteristics of the region's rural residential communities.
- Recognize and avoid natural hazards.

1.4 PROJECT COMPONENTS

The Project would develop all of the proposed components of the Malibu Institute within the previously disturbed areas of the existing golf course facilities located in the southern portion of the Project site as shown in **Figure 4**. The structural components of the Malibu Institute and support facilities would be clustered in the southwest portion of the previously developed area as depicted in a detail of the site plans shown in **Figure 5**. The Project would include 224,287 square feet of structures, which would include the reuse and remodel of the existing 12,475 square foot clubhouse and cart barn as part of the Institute building and the removal of 11,160 square feet of existing structures, for a total increase of 200,652 square feet of structures on the Project site. An existing 875 square foot guesthouse located on the northern portion of the property would be retained by the proposed Project for use as a caretakers' residence.

1.4.1 The Malibu Institute

The Malibu Institute would provide educational and meeting facilities designed in an ecologically sensitive manner. This would include the construction of all proposed buildings with sustainable and green design features incorporated with the goal of achieving LEED™ Platinum certification (or equivalent). The Malibu Institute educational facilities would consist of a conference and event center featuring a large meeting room, several smaller meeting rooms and classrooms of various sizes, a cafeteria with a kitchen facility, a restaurant and a lounge. This conference center would be constructed on the site of the existing clubhouse, and would total 48,164 square feet. Refer to **Table 1** for a summary of all proposed components and associated square footage.

Source: LRS Architects, July 25, 2012.

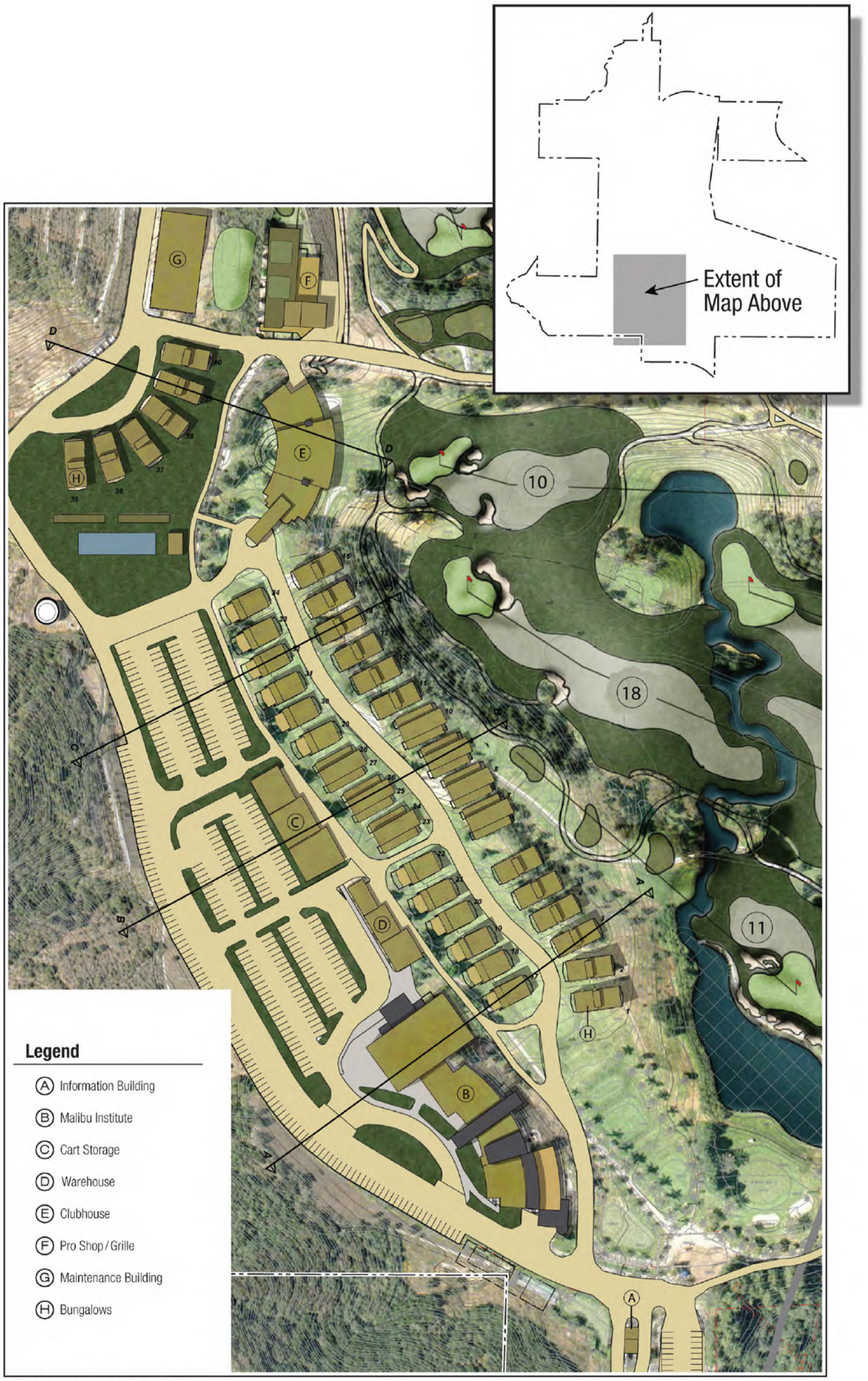
THE MALIBU INSTITUTE

ENVICOM CORPORATION

Site Plan

FEET 0 200 400

FIGURE 4



Source: LRS Architects, July 25, 2012.

THE MALIBU INSTITUTE

ENVICOM CORPORATION

Site Plan Detail

FEET 0 75 150

FIGURE 5

1.4.2 The Malibu Institute Guest Accommodations

The Project would provide overnight accommodations for conference attendees and the general public in 40 sustainable bungalows totaling 109,140 square feet. The bungalows would be clustered within the southern and western portions of the site and would be constructed on an area that is currently used as a fairway for the existing golf course and a helipad. The proposed reconfiguration of the golf course and the relocation of the existing helipad would allow the proposed bungalows to be constructed with minimal grading, and without encroaching into undisturbed areas of the Project site. The helipad would be re-located to an existing cleared pad adjacent to the golf course, which is a site preferred by the Los Angeles County Fire Department.

1.4.3 Recreational Facilities

The proposed recreational facilities would include:

- A golf-oriented clubhouse with a dining facility, spa and fitness center, and locker rooms (30,147 square feet);
- An outdoor swimming pool;
- A new pro shop/grill with a computerized indoor driving range (12,104 square feet);
- A golf cart storage building (9,162 square feet);
- A warehouse facility for storage of materials and equipment for the Institute and the bungalows (4,623 square feet);
- A maintenance building to serve the golf course (10,500 square feet); and
- A new security/information building to be constructed at the main entrance (447 square feet).

As stated above, all proposed buildings would be constructed with sustainable and green design features incorporated with the goal of achieving LEED™ Platinum certification (or equivalent).

1.4.4 Golf Course Redesign

The existing 18-hole public golf course covers 118 acres, largely comprised of turf grass and introduced native and non-native vegetation. As proposed, the golf course would be reconfigured to reduce the overall footprint of the course to 107 acres so the proposed 18 holes would fit within the footprint of 17 of the existing 18 holes. The reduced acreage of the golf course would allow for other elements of the Project to be constructed within the existing area of disturbance. The remodeled 18-hole golf course would be constructed using state-of-the-art technologies, methodologies, and materials intended to create a sustainable, low impact golf facility.

To provide an environmentally sensitive golf course design, sustainability features proposed to be provided for the remodeled course include installation of a "smart" irrigation system, a reduction in the amount of turf area from approximately 85 acres to 62 acres, the use of drought-tolerant grasses for the turf areas, and the removal of non-native landscaping from areas surrounding the golf course playing area, which would be re-vegetated with drought-tolerant native trees and shrubs. The water saving features to be provided with the remodeled golf course would reduce water consumption for irrigation by approximately 35% compared to the existing golf course facility.

The grading associated with the remodeled golf course would take place within the previously graded areas of the fairways, tee boxes and greens and would not require the removal of native oak or sycamore trees. By retaining existing native trees, in addition to planting new native oaks and sycamores, and by removing approximately 1,590 trees of non-native species, including palm trees, which were planted

during the original construction of the golf course, the proposed landscape pallet would be more consistent with the surrounding open space areas of the Santa Monica Mountains.

The environmentally sensitive design of the remodeled golf course would include sand-capping of the fairways to promote infiltration of stormwater, and the use of Best Management Practices (BMPs) in order to reduce the rate of stormwater runoff, and improve the water quality of runoff that exits the Project site. Additionally, the existing impervious asphalt cart paths would be removed, and a non-continuous cart path would be provided consisting of a living pervious material, further enhancing infiltration and improving water quality. The remodeled golf course would continue to be operated as a public golf course.

Table 1
Summary of Proposed Project Components

Components	Proposed Development (sf)
Educational Facilities	
Malibu Institute	48,164
Subtotal	**48,164**
Overnight Visitor Accommodations	
Guest Bungalows (40 Units)	109,140
Subtotal	**109,140**
Support Facilities	
Security/Information Building	447
Golf Pro Shop/Grill	12,104
Cart Barn	9,162
Clubhouse	30,147
Maintenance Building	10,500
Warehouse	4,623
Subtotal	**66,983**
TOTAL	**224,287**

1.4.5 Access, Circulation and Parking Facilities

The Project would include onsite improvements and construction of existing and new roadways and parking areas, as well as walkways and cart paths for guest circulation between various proposed facilities of the Malibu Institute. Currently, the existing golf course facilities are accessed from Encinal Canyon Road, through a main entrance via Clubhouse Drive. This main entrance would continue to serve as the site access for the Project's guests and employees. Externally, the Malibu Institute would generate approximately 314 Average Daily Trips (ADT) on area roadways, including 11 A.M peak hour trips and 18 P.M. peak hour trips. These trips would be predominantly distributed along Kanan Road to the north and south from Encinal Canyon Road, with some minor increases associated with Decker Canyon Road. The Project would provide shuttle service from neighboring airports, including Los Angeles International Airport and Burbank Airport, which would reduce the ADT on area roads as well as reduce the Project's parking demands.

Internal circulation within the Project site would be improved to provide access to each of the Project components. Stemming from the primary access from Encinal Canyon Road and Clubhouse Drive, Trancas Lakes Drive would provide access to the expanded parking area located in close proximity to all of the proposed facilities, and a network of internal walkways and paths would promote circulation among the various facilities of the Malibu Institute by foot or electric cart.

Existing parking facilities are currently provided via two surface parking lots and street parking located to the south and west of the existing clubhouse facilities. To ensure there is ample parking and to comply with County development standards, the Project would provide 387 parking spaces, which would be more than the 378 total parking spaces required by the Los Angeles County Code based on the proposed uses. These parking spaces would be provided by remodeled surface parking lot facilities located in the same areas as the existing parking lots. The Project would repave the existing southern parking facility and provide landscaping to visually screen the surface lot from Encinal Canyon Road. The western surface parking lot would be expanded and existing non-pervious asphalt paving would be removed and replaced with pervious paving materials to facilitate stormwater infiltration and improve water quality, and would feature a sub-drain collection system to detain stormwater runoff, which could then be used for irrigation of the golf course or landscape areas. The expanded western parking area would be visually screened from Encinal Canyon Road by topographical features, and the new parking stalls would be covered by shade structures with photovoltaic panels installed on top of the structures. The photovoltaic panels would be provided with the goal of supplying the majority of the Project's electricity needs. In addition, existing outdoor overhead lighting at both parking lots, which currently can be seen from off-site, would be replaced with shielded down-lighting, designed to comply with Dark Skies initiatives and the County's Rural Outdoor Lighting District Ordinance.

Although the Malibu Institute would satisfy Code-required parking for the entire Project, in order to cluster the buildings in the southern portion of the 650-acre Project site and allow the dedication of over 450 acres of permanent open space, the Project cannot satisfy Code-required parking on each respective lot, and, instead would provide centralized parking to be shared between lots. Pursuant to Los Angeles County Zoning Code section 22.56.990, projects proposing a parking arrangement different than the parking requirements of County Code section 22.52 require a parking permit. Therefore, the Applicant is requesting a parking permit to authorize the use of shared parking between lots on the Project site. No tandem or compact spaces are proposed to meet Code-required parking.

1.4.6 Drainage Facilities and Stormwater Treatment

The proposed grading and drainage plans would include stormwater runoff control and treatment for each of the Project components and include bioswales and other features to facilitate infiltration, or to capture runoff to be reused for on-site irrigation. A total of 185,000 square feet of non-pervious parking lot and cart path paving would be removed and replaced with pervious materials to increase infiltration and reduce stormwater runoff from the proposed development area. Project-related stormwater leaving the site would be released at a rate that would not exceed existing conditions. Maintenance of storm drain lines and appurtenances on the Project site would be the responsibility of the site owner.

1.4.7 Grading

Grading for buildout of the Project would occur within previously disturbed areas and would require approximately 120,000 cubic yards of cut and 120,000 cubic yards of fill, which would be balanced on-site. No soil import or export is proposed.

1.4.8 Water and Wastewater Services

The Las Virgenes Municipal Water District currently provides potable water service to the existing golf course facilities. Additionally, the golf course uses six private wells located onsite for irrigation water. Upon completion of the Project, the District would continue to provide potable water to the Project; however, the redesigned golf course would be constructed with water conservation features to reduce irrigation demands by approximately 35 percent, and would be irrigated using reclaimed water from the Project's proposed Onsite Wastewater Recycling System, augmented by water obtained from the existing onsite private wells.

An Onsite Wastewater System (OWS) currently serves the existing golf course facilities. The Project proposes to abandon the existing OWS in its entirety, and construct an onsite Wastewater Recycling System. The proposed wastewater system would consist of a network of underground, decentralized Primary Tanks located as close to the point of wastewater generation as feasible. The Primary Tanks would retain solids in the wastewater, with a design pump-out interval of ten to twelve years. The filtered, liquid primary-treated effluent portion of the wastewater would be discharged to a low pressure Effluent Sewer System that would feed into the Recycled Water Treatment System. The Recycled Water Treatment System would use a combination of aeration, ultrafiltration, and disinfection that treats the effluent to a standard suitable for unrestricted, non-potable reuse onsite as landscape and golf course irrigation.

1.4.9 Energy Usage

Central to the development concept for the Project are sustainability features that would minimize the consumption of gas and other carbon-based fuels and their associated green house gas emissions. All proposed new buildings on the site would be constructed with the goal of achieving a LEED™ Platinum certification level (or equivalent) of energy efficiency. To achieve this level of efficiency, and sustainability, the Project would provide features to minimize the use of internal combustion powered vehicles and reliance on electricity generated off-site. Such features would include internal site circulation via electric vehicles or pedestrian walkways, and installation of photovoltaic panels above shade structures in the surface parking area. Additional efficiency design features may include green walls, the use of color and shade structures to reduce the heat island effect, enhanced environmental control systems, high efficiency geothermal HVAC equipment, and the use of native, drought-tolerant landscaping. Water conservation and design features may include low flow/ultra low-flow fixtures, energy star appliances, and the use of drip irrigation systems. The Project would incorporate a recycling program as part of its operations as well as additional sustainability features from the County's Green Building Ordinance, Low Impact Development Ordinance, and Drought-Tolerant Landscaping Ordinance. In particular, the majority of the proposed buildings, including the conference center, would achieve LEED™ Platinum Certification (or equivalent). The Project would also minimize off-site energy use by mobile sources by providing a shuttle service to area airports for the transport of guests of the Malibu Institute.

1.5 APPLICABLE PLANS/ ENTITLEMENTS REQUESTED

The following is a list of applicable County Plans that guide development in the region occupied by the subject Project site, and entitlements requested for development of the proposed land uses on the Project site:

Plans and Policies

- Los Angeles County General Plan;
- Malibu Land Use Plan (1986);
- Santa Monica Mountains North Area Plan; and

Requested Lead Agency Approvals

- Certification of an Environmental Impact Report;
- Approval of a Vesting Tentative Tract Map No. 71735 with 28 lots with 5 lots containing the Project development and 23 lots dedicated as permanent open space;
- Approval of Conditional Use Permit No. 201100122 to authorize the following: (1) development of the Malibu Institute project, and operation of a sports-oriented educational retreat affiliated with the University of Southern California, on a 650-acre Project site currently operated as the 18-hole Malibu Golf Club. The Project would consist of educational and meeting facilities, overnight visitor-serving accommodations in 40 bungalows, a restaurant/lounge, a warehouse, a cart storage building, a clubhouse with a spa and pool, a pro shop, and a maintenance building. The Project would allow the remodeling and continued use of the Project site for operation of the public 18-hole golf course; (2) the continued sale of alcoholic beverages for on-site consumption; (3) on-site grading of 120,000 cubic yards of cut and 120,000 cubic yards of fill, which would be balanced on-site with no import or export of fill material; (4) the continued use and operation of a helipad (to be relocated) in the R-R zone; (5) a caretaker residence in the R-R zone and (6) the construction and use of a new water tank and associated water line to replace the existing 100,000 gallon water tank on the Project site;
- Approval of a Parking Permit to authorize the use of shared parking of 387 parking spaces on-site;
- Approval of a Fuel Modification Plan from the Los Angeles County Fire Department; and
- Additional County and other governmental actions as may be determined necessary.

Responsible Agencies' Approvals, including but not limited to:

- Approval of a Coastal Development Permit from the California Coastal Commission for development of the Project in the California Coastal Zone;
- Issuance of a Streambed Alteration Agreement from the California Department of Fish and Game pursuant to Fish and Game Code Section 1603;
- Issuance of a U.S. Army Corps of Engineers Nationwide Permit pursuant to Clean Water Act Section 404;
- Issuance of a Water Quality Certification from the Regional Water Quality Control Board pursuant to Clean Water Act Section 401;
- Issuance of Waste Discharge Requirements and Waste Reclamation Requirements from the Regional Water Quality Control Board for operation of an onsite wastewater system; and
- Approval by the Los Angeles County Local Agency Formation Commission (LAFCO) of a community services district to maintain the onsite wastewater system and the permanently dedicated open space